141.0	0001	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,051,500 /	1,051,500
					USE VALUE:	1,051,500 /	1,051,500
					ASSESSED:	1,051,500 /	1,051,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOS SANTOS CRISTIAN
Owner 2:	PINTO GLORIA
Owner 3:	
Street 1:	91 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CURCIO WILLIAM J/TRUSTEE -
Owner 2:	WILLIAM CURCIO TRUST -
Street 1:	91 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 3218 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	632,300		419,200	1,051,500
Total Card	0.137	632,300		419,200	1,051,500
Total Parcel	0.137	632,300		419,200	1,051,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.81 | /Parcel: 326.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90378

GIS Ref

GIS Ref

Insp Date 08/30/16

!10864!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	632,300	0	5,962.	419,200	1,051,500		Year end	12/23/2021
2021	101	FV	614,200	0	5,962.	419,200	1,033,400		Year End Roll	12/10/2020
2020	101	FV	614,300	0	5,962.	419,200	1,033,500	1,033,500	Year End Roll	12/18/2019
2019	101	FV	457,000	0	5,962.	419,200	876,200	876,200	Year End Roll	1/3/2019
2018	101	FV	457,000	0	5,962.	371,300	828,300	828,300	Year End Roll	12/20/2017
2017	101	FV	457,000	0	5,962.	311,400	768,400	768,400	Year End Roll	1/3/2017
2016	101	FV	319,900	0	5,962.	311,400	631,300	631,300	Year End	1/4/2016
2015	101	FV	235,700	0	5,962.	269,500	505,200	505,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:29:27

LAST REV

Date	Time
06/08/17	13:08:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURCIO WILLIAM	1447-129		1/13/2014	Change>Sale	452,000	No	No		
CURCIO WILLIAM	1373-119		8/26/2009	Family	1	No	No		
CURCIO WILLIAM	1254-147		7/1/2002	Family	1	No	No		
	853-134		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	975	Foundati	7,200					
5/21/2014	498	Heat App	14,800					
1/23/2014	53	Addition	121,300	O				
1/14/2014	35	Manual	5,000	C				
8/6/2002	643	Porch	2,500	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2016	Permit Visit	DGM	D Mann
8/30/2016	Meas/Inspect	DGM	D Mann
6/9/2014	Inspected	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
2/10/2014	Info Fm Prmt	EMK	Ellen K
11/24/2008	Meas/Inspect	189	PATRIOT
11/16/1999	Meas/Inspect	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.97634029
Const Adj.:	0.98990101
Adj $ / SQ:	130.475
Other Features:	132428
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662804
Depreciation:	30489
Depreciated Total:	632315

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	2

REMODELING

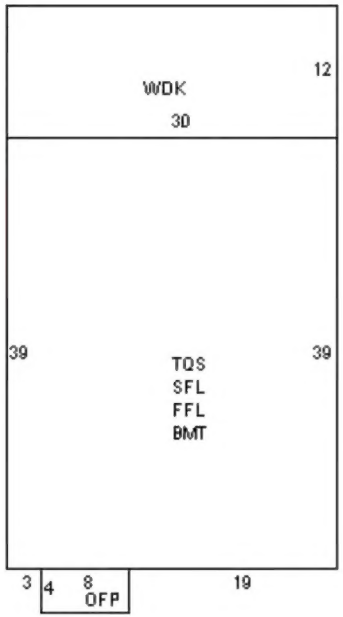
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M

Totals		
1	9	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.52
Special Features:	0	Val/Su Net:	132.28
Final Total:	632300	Val/Su SzAd	196.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	39.140	45,797
FFL	First Floor	1,170	130.470	152,656
SFL	Second Floor	1,170	130.470	152,656
TQS	3/4 Story	878	130.470	114,492
WDK	Deck	360	8.690	3,128
OFP	Open Porch	32	43.560	1,394

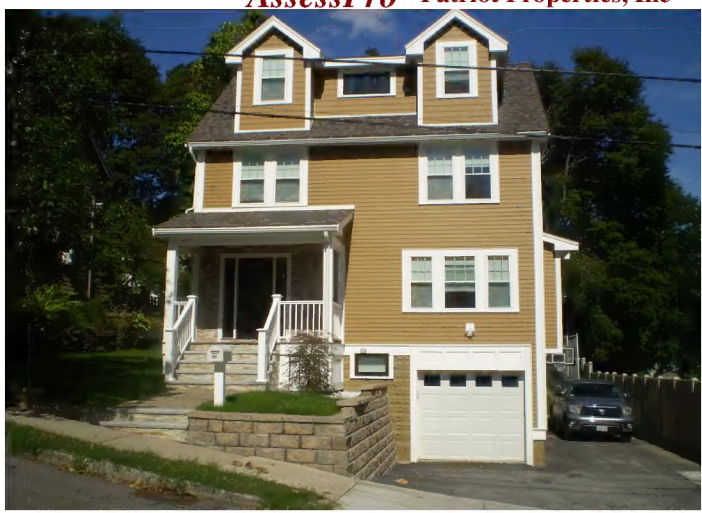
Net Sketched Area:	4,780	Total:	470,123
Size Ad	3217.5	Gross Area	5072	FinArea	3218
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB			

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	